

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, June 11, 2015 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Benderson Development Company, LLC, 570 Delaware Ave, Buffalo, New York 14202 for one [1] variance for the purpose of constructing a building, on property owned by Transit William Associates, LLC at 4931 Transit Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 19C.(5) of the Code of the Town of Lancaster. The height of the proposed building is forty-five feet 2 inches [45' 2"]

Chapter 50, Zoning, Section 19C.(5) of the Code of the Town of Lancaster limits the building height to thirty-five [35] feet. The petitioner, therefore, requests a ten foot 2 inch [10' 2"] height variance.

The petition of Joseph Todoro, 2 Silent Meadow Lane, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a five [5] foot high fence in a required open space area on premises owned by the petitioner at 2 Silent Meadow Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting on Silent Meadow Lane with an exterior side yard (considered a front yard equivalent) fronting on Branch Way. The petitioner proposes to erect a five [5] foot high fence within the required open space area of the exterior side yard fronting on Branch Way.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three [3] feet in height. The petitioner, therefore, requests a two [2] foot fence height variance.

The petition of Richard and Linda McDonnell, 34 Apple Blossom Boulevard, Lancaster, New York 14086 for two [2] variances for the purpose of constructing an addition to an existing garage on premises owned by the petitioners at 34 Apple Blossom Boulevard, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed dwelling would result in an east side yard setback of 5 feet.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a 7.5 foot east side yard setback. The petitioners, therefore, request an east side yard setback variance of 2.5 feet.

- B. A variance from the requirements of Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster. The location of the proposed dwelling would result in a side combination of 14.6 feet for both side yards.

Chapter 50, Zoning, Section 10C.(3)(b)[1] of the Code of the Town of Lancaster requires a side yard combination of 18.75 feet. The petitioners, therefore, request a side yard combination variance of 4.15 feet.

Signed_____

JOHANNA M. COLEMAN, TOWN CLERK
and Clerk to Zoning Board of Appeals